



# Bartlein & Company, Inc.

Managers of Real Property

NOVEMBER, 2012  
EUCALYPTUS GROVE HOMEOWNERS ASSOC.  
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	69,118.98	8.5%	765,232.44	93.8%	816,240.00
LATE FEES	87.53	N/A	5,485.39	N/A	- 0 -
OTHER INCOME	140.00	N/A	975.00	N/A	- 0 -
<b>TOTAL INCOME</b>	<b>69,346.51</b>	<b>8.5%</b>	<b>771,692.83</b>	<b>94.5%</b>	<b>816,240.00</b>
CLEANING & JANITORIAL	1,690.00	13.0%	11,312.50	87.0%	13,000.00
ELECTRIC	1,858.67	8.9%	17,768.18	84.6%	21,000.00
LANDSCAPE MAINTENANCE	5,085.00	7.9%	55,935.00	87.4%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	410.95	2.7%	13,209.20	88.1%	15,000.00
MANAGEMENT FEES	2,352.00	8.3%	25,872.00	91.7%	28,224.00
PAINTING & DECORATING	- 0 -	0.0%	1,643.00	41.1%	4,000.00
POOL MAINT & SUPPLIES	1,479.82	9.9%	11,638.20	77.6%	15,000.00
POOL HEATING (GAS)	403.41	4.5%	5,968.56	66.3%	9,000.00
REPAIRS & MAINTENANCE	3,941.07	7.9%	50,082.50	100.2%	50,000.00
RUBBISH REMOVAL	3,646.16	7.3%	39,289.14	78.6%	50,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	263.45	4.4%	4,867.16	81.1%	6,000.00
WATER & SEWER	1,728.58	6.9%	19,629.57	78.5%	25,000.00
INSURANCE	55,480.00	52.8%	97,082.20	92.5%	105,000.00
PEST CONTROL	90.00	4.5%	1,291.00	64.6%	2,000.00
PROFESSIONAL FEES	120.00	2.4%	866.20	17.3%	5,000.00
TELEPHONE EXPENSE	42.03	8.4%	450.98	90.2%	500.00
MISCELLANEOUS EXPENSE	43.00	1.4%	526.76	17.6%	3,000.00
<b>OPERATING EXPENSES</b>	<b>78,634.14</b>	<b>18.8%</b>	<b>357,432.15</b>	<b>85.5%</b>	<b>418,224.00</b>
<b>RESERVE EXPENDITURES</b>	<b>95,284.86</b>	<b>9.7%</b>	<b>447,560.98</b>	<b>45.6%</b>	<b>981,900.00</b>
<b>TOTAL EXPENDITURES</b>	<b>173,919.00</b>	<b>12.4%</b>	<b>804,993.13</b>	<b>57.5%</b>	<b>1,400,124.00</b>
<b>CASH FLOW: Income-Expense</b>	<b>(104,572.49)</b>	<b>17.9%</b>	<b>(33,300.30)</b>	<b>5.7%</b>	<b>(583,884.00)</b>
INCOME TAX	- 0 -	0.0%	(631.00)	63.1%	(1,000.00)
TRANSFER TO RESERVE	(427.51)	N/A	(201,467.70)	N/A	- 0 -
TRANSFER FROM RESERVE	105,000.00	18.1%	235,399.00	40.6%	579,884.00
<b>OTHER TRANSACTIONS</b>	<b>104,572.49</b>	<b>18.1%</b>	<b>33,300.30</b>	<b>5.8%</b>	<b>578,884.00</b>
<b>CURRENT BALANCE</b>	<b>5,000.00</b>		<b>5,000.00</b>		

**BALANCE SHEET**

NOVEMBER 30, 2012

(Unaudited)

**EUCALYPTUS GROVES OWNERS' ASSOCIATION****ASSETS:**

	Operating Account			\$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	0.50	\$228,851.77	
1/3/13	CDARS/Sovereign Bank # 1014389314	0.09	50,000.00	
1/3/13	CDARS/Sovereign Bank # 1013272057	0.32	115,000.00	
5/23/13	CDARS/Flagstar Bank # 1014576319	0.14	70,000.00	
2/21/13	CDARS/Banco Popular # 1014221049	0.12	90,000.00	
12/20/12	CDARS/Rockland Trust # 1013221118	0.35	200,000.00	
1/17/13	CDARS/Sovereign Bank # 1014078009	0.12	110,000.00	
1/17/13	CDARS/Banco Popular # 1014442789	0.09	100,000.00	
12/6/12	CDARS/Private Bank & Trust # 1013137524	0.35	170,000.00	
12/20/12	CDARS/East West Bank # 1013204809	0.35	230,000.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	1,363,851.77
	Accounts Receivable:			
	Due From Unit Owners		21,457.15	
	Other Receivables		<u>0.00</u>	21,457.15
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	<b>TOTAL ASSETS</b>			<b>\$1,390,308.92</b>
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**LIABILITIES:**

	Accounts Payable	\$0.00
	Prepaid Assessments	7,589.60
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	<b>TOTAL LIABILITIES</b>	<b>7,589.60</b>

**FUND BALANCES:**

		1,382,719.32
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	<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$1,390,308.92</b>
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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.